

ORDINANCE NO. 20201203-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1101 AND 1109 SHADY LANE IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-neighborhood plan (GR-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0082, on file at the Housing and Planning Department, as follows:

Lot 1A, RESUBDIVISION OF LOT 1 SHADY LANE RETAIL, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202000200, Plat Records Travis County, Texas (the "Property"),

locally known as 1101 and 1109 Shady Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses of the Property:

- | | |
|-------------------------------|----------------------------------|
| Adult-oriented businesses | Agricultural sales and services |
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Community events | Community recreation (private) |
| Community recreation (public) | Construction sales and services |

Consumer convenience services
Drop-off recycling collection facility
Electronic testing
Equipment sales
Funeral services
Hospital services (general)
Hotel-motel
Laundry services

Monument retail sales
Outdoor entertainment
Printing and publishing
Safety services
Transportation terminal
Veterinary services

Convenience storage
Electronic prototype assembly
Equipment repair services
Exterminating services
Guidance services
Hospital services (limited)
Kennels
Limited warehousing and distribution
Off-site accessory parking
Pawn shop services
Research services
Service station
Vehicle storage

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

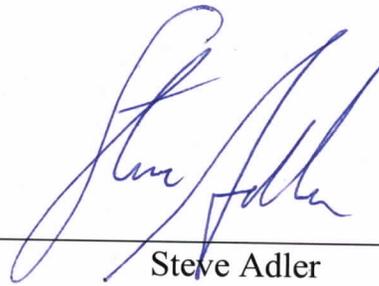
PART 4. The Property is subject to Ordinance No. 030327-11b that established zoning for the Johnston Terrace Neighborhood Plan.

PART 5. This ordinance takes effect on December 14, 2020.

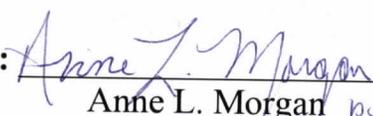
PASSED AND APPROVED

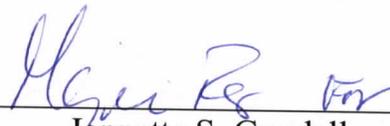
December 3, 2020

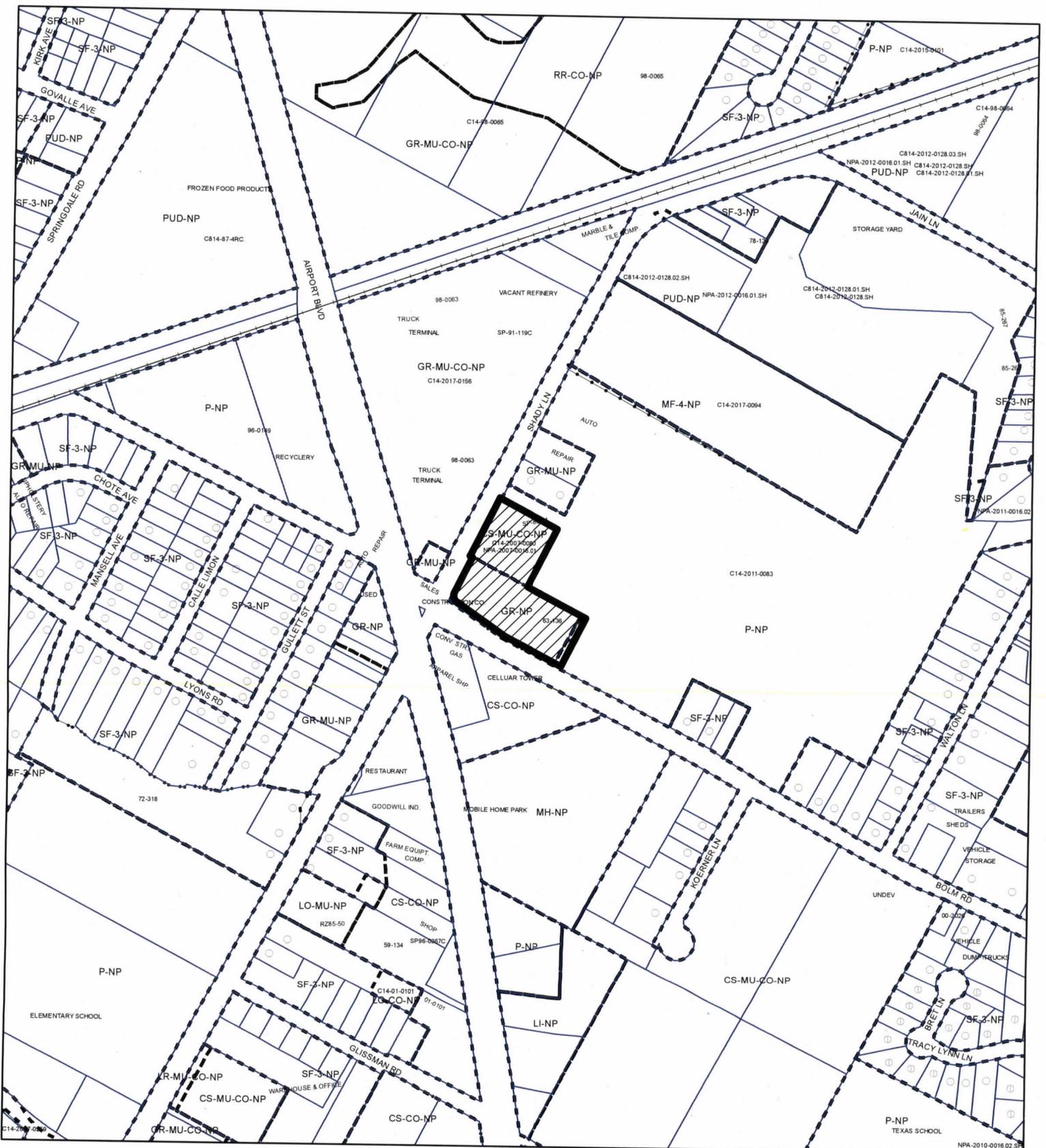
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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0082

Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/29/2020

1" = 400'